

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/29 Liddiard Street, Hawthorn Vic 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$850,000 & \$935,000

Median sale price

Median price

\$570,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/07/2023

to

30/06/2024

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/36 Walpole St KEW 3101	\$910,000	05/07/2024
2	7/24 Wattle Rd HAWTHORN 3122	\$890,000	21/05/2024
3	2/283 Barkers Rd KEW 3101	\$885,000	09/03/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

19/08/2024 13:16

1/29 Liddiard Street, Hawthorn Vic 3122

**Jellis
Craig**

Jonathon O'Donoghue

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Indicative Selling Price

\$850,000 - \$935,000

Median Unit Price

Year ending June 2024: \$570,000



2 1 2

Property Type:

Agent Comments

Comparable Properties



2/36 Walpole St KEW 3101 (REI)

Agent Comments

2 1 1

Price: \$910,000

Method: Sold Before Auction

Date: 05/07/2024

Property Type: Unit



7/24 Wattle Rd HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 1

Price: \$890,000

Method: Private Sale

Date: 21/05/2024

Property Type: Villa



2/283 Barkers Rd KEW 3101 (REI/VG)

Agent Comments

2 1 1

Price: \$885,000

Method: Auction Sale

Date: 09/03/2024

Property Type: Unit

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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